

Staff Summary Report

City Council Meeting Date: 01/08/04

Agenda Item Number: _____

SUBJECT: Hold the second public hearing for Wal-Mart Store #1746-01 for an Amended General and Final Plan of Development for Groves Power Center including one variance located at 1380 West Elliot Road.

DOCUMENT NAME: 20040108dsht3

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold the second public hearing for **WAL-MART STORE #1746-01** (Wal-Mart Stores, Inc., property owner) **#SGF-2003.93** for an Amended General Plan of Development of the Groves Power Center consisting of a 418,880 s.f. on 38.26 net acres, and a Final Plan of Development for Wal-Mart expansion for 187,867 s.f. (115,553 s.f. existing plus 73,314 s.f. addition) on 11.79 net acres, located at 1380 West Elliot Road, including the following:

q-j

Variances:

Reduce the minimum required side yard building setback, along the eastside property line of Lot 3 and along the west side property line of Lot 4, from 60 feet to 0 feet.

PREPARED BY: Hector Tapia, Senior Planner (480-350-8586)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff - Approval
Planning Commission – Approval (6-1)

ADDITIONAL INFO: The Groves Power Center, from the initial master plan, was envisioned as a regional commercial center since the early 1990's. Along with this corner where Wal-Mart is located, the Elliot Road area, starting from Kyrene Road to the I-10 Freeway, has become a dynamic commercial corridor for Tempe. The proposed expansion is consistent with that vision. In addition, according to the applicant, Wal-Mart Stores' intention is to provide additional services such as a grocery store to the community. Therefore, the request is for the 8th Amended General Plan of Development for the Groves Power Center located at the north east corner of Elliot Road and Priest Drive. The Final Plan of Development is for the existing 115,553 s.f. Wal-Mart building plus the proposed 73,314 s.f. building expansion. The parking spaces provided is more than the minimum required by Ordinance 808. The variance requested is classified as technical, typical to interior property lines in shopping centers. Up to the time of this report, no public input has been received. **On December 17, 2003, City Council held the first public hearing for this request.**